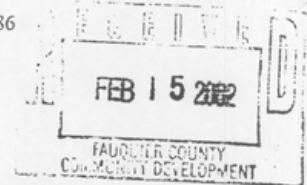




**Warrenton Residency
Land Development Section**

457 East Shirley Ave.
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Date: February 12, 2002

To: Brian K. Davis, Sr. Planner Fauquier County Dept of Community Development

From: David Cabbage, Land Development Section Supervisor

Subject: Semple Limited Family Partnership
SE02-S-13, SE02-S-14, CPA02-S-04

Warrenton Residency staff reviewed information provided associated with the cases indicated above. Department staff also had a series of meetings with Gary Hill and Michele Morehead to discuss estimated impacts this project will have on U.S. Route 17/15/29 (*Rte. 29*). Listed below are comments based on both the meetings and case material review:

Issue One: The current number of lanes on *Rte. 29* will need to be expanded in the future to increase capacity. The site layout, dated December 19, 2001, could assist this expansion by:

1. Voluntary increase the setback of buildings along *Rte. 29*.
2. Dedicate 35' of additional right of way along *Rte. 29*.
3. Install any proposed longitudinal utilities and trails to an ultimate location outside the 35' highway dedication.

Issue Two: Trip generation, Access management and traffic impacts:

1. Currently the property has a single residence and otherwise has no known commercial activities contributing significant levels of traffic to *Rte. 29*. Although the applicant's trip generation analysis demonstrated the build-out of this facility will add an estimated 495 trips per day (based on Attachment 8), it appears this facility will offer services to it's residents that will likely contribute traffic to the peak hour volumes of *Rte. 29*. It is unclear if ITE Land Use Codes 251, 252, and 253 allow for the extra trips associated with deliveries and employees needed to provide the beauty shop, banking facility, gift and convenience shop, pharmacy collections/delivery service and dining room.
2. The Special Exception Plan, dated December 19, 2001, indicates three total points of access. The location and configuration of these access points will require frontage improvements on *Rte. 29* and Route 673 as well as turn lane construction. The specific scope of work and turn lane lengths will be determined at Site Plan review.
3. The applicant has prepared a layout showing Route 673 (Foster's Fork Rd) being reconfigured to align with Route 673 (Baldwin Street). We support this concept and recognize that this is a future project that can be assisted at this time by the

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site layout. We do not want to imply the configuration presented by the applicant will be consistent with the ultimate design for Route 673 (Foster's Fork Road) rather it is a positive option that should remain available.

4. The location of access on *Rte. 29* is to align with Route 673 (Baldwin Street). With the applicant's proposed development, this intersection is expected warrant signalization sooner than previously anticipated. This matter has been discussed with the applicant and a negotiated escrow sum of \$40,000 payable to VDOT has been agreed upon to mitigate the cost of signalization.
5. Adequate traffic control measures are to be established for all construction activities within the highway right of way.

Issue Three: Waterline crossing Rte. 29:

1. The proposed waterline crossing for *Rte. 29* shall be bored through the right of way. Open cutting and trenching of *Rte. 29* will not be permitted.
2. Planned valves and blow-offs are to be located outside the right of way and proposed 35' dedication.